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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

December 16, 2004

Mr. and Mrs. Charles Shields
7180 West Azure Drive
Las Vegas, Nevada 89130

RE: ZON-4635 – REZONING
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to GPA-4631 & SDR-4638

Dear Mr. and Mrs. Shields:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008). The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. The approval is for southernmost 179 feet only.
2. Submit and record a Parcel Map to establish the discrete parcels corresponding to the rezoning line as approved with this action.
3. A General Plan Amendment (GPA-4631) to an O (Office) land use designation approved by the City Council for the southernmost 179 feet of the parcel.
4. A Resolution of Intent with a two-year time limit.
5. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

6. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Tenaya Way adjacent to this site. Also dedicate appropriate right-of-way adjacent to this site for a bus turnout on Tenaya Way in accordance with Standard Drawings #234.3 and 234.2, unless otherwise allowed by the City Traffic Engineer.

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7. Construct all incomplete half-street improvements on Tenaya Way, including a bus turnout, to meet current City Town Center Standards adjacent to this site concurrent with development. In addition, construct half-street improvements, including appropriate transitional paving, on Azure Drive adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
9. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Chris Kaempfer
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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